PROPOSED 24.0 MT. ROAD

31//

9/1

8/1

PROPOSED 24.0 MT. ROAD

31

14/1

12/2/1

13/1

14/2/1

12 MT W RD

9 MT W RD

BLOCK-D

BLOCK-B

BLOCK-A

30

30//

9/3

13/1

11/3/1

ESS-1
177.05 Sqm

270C
270B
270A

GREEN

UGT

9M WIDE ROAD

12.0MT. WIDE SERVICE ROAD

COMMUNITY
243 ACRES

CANAL AS PER AKS AREA BUT DOES NOT EXIST AT SITE (VACANT)

ADDITIONAL
2.43125 ACRES
LAND

33

5
COMMUNITY

34

4/2

10/1

10/2/1

4/3

7/2

8/3/1

AREA IN 24.0 MT. WIDE ROAD

24.00 MT. WIDE ROAD AREA											
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
R1	19.28	x	4.21	x	0.5	x	1	=	40.577
R2	23.17	x	4.44	x	0.5	x	1	=	51.415
R3	51.36	x	4.91	x	0.5	x	1	=	125.991
R4	47.74	x	7.78	x	0.5	x	1	=	185.669
TOTAL AREA									403.651

COMMUNITY AREA									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
C1	67.06	x	15.09	x	1	x	1	=	1011.741
C2	89.13	x	60.35	x	1	x	1	=	5379.116
C3	18.70	x	10.72	x	1	x	1	=	200.483
C4	22.08	x	31.85	x	1	x	1	=	703.165
C5	22.08	x	0.55	x	0.5	x	1	=	6.093
TOTAL AREA									7300.598

COMMUNITY AREA

COMMERCIAL AREA									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
C1	28.50	x	36.88	x	0.5	x	1	=	525.536
C2	36.88	x	14.14	x	1	x	1	=	521.571
C3	14.14	x	21.15	x	0.5	x	1	=	149.552
C4	15.72	x	58.10	x	1	x	1	=	913.137
C5	58.10	x	3.40	x	0.5	x	1	=	98.791
TOTAL AREA									2208.587

COMMERCIAL AREA

GREEN AREA (G1)									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
1	14.81	x	14.94	x	0.5	x	1	=	110.618
2	10.87	x	14.81	x	1	x	1	=	160.973
									271.611

GREEN AREA-G1

GREEN AREA (G2)									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
1	42.80	x	70.00	x	1	x	1	=	2996.000

GREEN AREA-G2

GREEN AREA (G3)									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
1	7.25	x	61.95	x	1	x	1	=	449.043
2	1.19	x	1.60	x	1	x	1	=	1.911
									450.954

GREEN AREA-G3

GREEN AREA (G4)									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
1	26.64	x	51.1	x	1	x	1	=	1361.304

GREEN AREA-G4

GREEN AREA (G5)									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
1	19.33	x	21.53	x	1	x	1	=	416.136
TOTAL GREEN AREA G1+G2+G3+G4 +G5									5496.005

GREEN AREA-G5

SITE AREA									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
1	40.35	x	31.85	x	0.5	x	1	=	642.534
2	8.38	x	17.60	x	1	x	1	=	147.540
3	8.38	x	10.06	x	0.5	x	1	=	42.153
4	134.12	x	0.84	x	0.5	x	1	=	56.195
5	125.73	x	27.66	x	1	x	1	=	3477.818
6	67.06	x	22.63	x	1	x	1	=	1517.544
7	201.17	x	120.70	x	1	x	1	=	24281.179
8	100.58	x	60.35	x	1	x	1	=	6070.244
9	134.11	x	60.35	x	1	x	1	=	8093.659
10	67.06	x	15.09	x	1	x	1	=	1011.741
11	67.06	x	31.85	x	1	x	1	=	2135.868
12	67.06	x	1.68	x	0.5	x	1	=	56.159
13	67.06	x	60.35	x	1	x	1	=	4046.830
14	67.06	x	134.11	x	1	x	1	=	8993.014
15	63.70	x	130.76	x	1	x	1	=	8329.741
16	3.35	x	10.06	x	1	x	1	=	33.724
17	37.40	x	27.78	x	0.5	x	1	=	519.534
18	29.65	x	27.78	x	1	x	1	=	823.788
19	29.65	x	20.84	x	0.5	x	1	=	308.995
20	36.88	x	28.50	x	0.5	x	1	=	525.536
21	36.88	x	29.86	x	1	x	1	=	1101.267
22	30.17	x	20.12	x	0.5	x	1	=	303.545
23	30.17	x	9.74	x	1	x	1	=	293.815
24	67.06	x	3.92	x	0.5	x	1	=	131.430
TOTAL AREA							SQM.		72943.832
							ACRES.		18.025

SITE AREA

SITE AREA									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
S1	67.050	x	119.014	x	1	x	1	=	7979.889
S2	65.374	x	1.676	x	1	x	1	=	109.567
S3	1.676	x	1.676	x	0.5	x	1	=	1.404
S4	65.374	x	45.259	x	0.5	x	1	=	1479.381
S5	25.982	x	18.020	x	0.5	x	1	=	234.098
TOTAL AREA									9804.339

SITE AREA

ESS AREA									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
E1	19.659	x	13.635	x	0.5	x	1	=	134.025
E2	19.659	x	1.151	x	0.5	x	1	=	11.314
E3	1.812	x	1.257	x	0.5	x	1	=	1.139
E3A	1.812	x	0.106	x	0.5	x	1	=	0.096
TOTAL AREA E1+E2+E3-E3A									146.382

ESS AREA

GREEN AREA (G6)									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
G1	20.056	x	23.706	x	1	x	1	=	475.448
G2	2.056	x	16.100	x	1	x	1	=	33.102
									508.549

GREEN (G6)

GREEN AREA (G7)									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
G1	20.056	x	5.500	x	1	x	1	=	110.308
G2	11.966	x	5.601	x	1	x	1	=	67.022
G3	8.090	x	5.601	x	0.5	x	1	=	22.656
G4	11.966	x	0.701	x	0.5	x	1	=	4.194
									204.180

GREEN (G7)

TOTAL GREEN AREA (G6 + G7)									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
G6								=	508.549
G7								=	204.180
									712.729

COMMUNITY AREA									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
C1	37.994	x	12.240	x	1	x	1	=	465.047
C2	36.318	x	1.676	x	1	x	1	=	60.869
C3	1.676	x	1.676	x	0.5	x	1	=	1.404
C4	36.318	x	25.143	x	0.5	x	1	=	456.572
TOTAL AREA									983.892

COMMUNITY AREA

12M WIDE SERVICE ROAD									
NOS.	L	X	B	X	FACTOR	X	NO.	=	SQ.MT
R1	7.584	x	10.954	x	0.5	x	1	=	41.538
R2	11.966	x	0.701	x	0.5	x	1	=	4.194
R2A	1.012	x	0.701	x	0.5	x	1	=	0.355
R3	21.472	x	1.257	x	0.5	x	1	=	13.495
R4	21.472	x	3.128	x	1	x	1	=	67.164
R5	4.510	x	3.128	x	0.5	x	1	=	7.054
TOTAL AREA R1+R2-R2A-R3+R4+R5									133.090

12M WIDE SERVICE ROAD AREA

PLOT AREA DETAILS							
S.No.	Plot Nos	Size			Area (In Sqm)	Nos	Total Area
1	1	18.60	x	8.00	148.800	1	148.800 Sqm
2	2 to 12, 14 to 18	15.24	x	7.00	106.680	16	1706.880 Sqm
3	19	15.24	x	8.70	132.588	1	132.588 Sqm
4	20 to 36, 42 to 58	15.23	x	7.00	106.610	34	3624.740 Sqm
5	37, 41	15.23	x	8.00	121.840	2	243.680 Sqm
6	39				122.460	1	122.460 Sqm
7	40	15.23	x	8.16	124.277	1	124.277 Sqm
8	59, 85, 90	7.89	x	19.00	149.910	3	449.730 Sqm
9	60 to 61, 87 to 88, 91 to 92	7.48	x	19.00	142.120	6	852.720 Sqm
10	62 to 65, 83 to 86, 93 to 96	7.12	x	19.00	135.280	12	1623.360 Sqm
11	66 to 75	19.40	x	7.38	143.172	10	1431.720 Sqm
12	76 to 77, 80 to 82, 97 to 106	7.38	x	19.33	142.655	15	2139.831 Sqm
13	78 to 79	7.68	x	19.33	148.454	2	296.909 Sqm
14	107 to 112, 114 to 118, 148 to 158	16.58	x	6.86	113.739	22	2502.254 Sqm
15	119, 147, 170, 241	8.75	x	16.58	145.075	4	580.300 Sqm
16	120 to 146, 171 to 187, 224 to 240	7.30	x	16.58	121.034	61	7383.074 Sqm
17	159 to 167	6.86	x	15.89	109.005	9	981.049 Sqm
18	168 to 169	6.86	x	12.89	88.425	2	176.851 Sqm
19	188 to 198, 290 to 312, 314 to 324	7.00	x	15.09	105.630	45	4753.350 Sqm
20	199	7.34	x	15.09	110.761	1	110.761 Sqm
21	200 to 210	7.50	x	17.28	129.600	11	1425.600 Sqm
22	214 to 223	7.50	x	18.70	140.250	10	1402.500 Sqm
23	242 to 250, 265 to 270, 270A, 270B, 270C	7.78	x	18.90	147.042	18	2646.756 Sqm
24	251	8.44	x	16.00	135.040	1	135.040 Sqm
25	252-263	7.60	x	17.60	133.760	12	1605.120 Sqm
26	264	8.19	x	17.60	144.144	1	144.144 Sqm
27	271 to 277	7.63	x	18.23	139.095	7	973.664 Sqm
28	278	7.26	x	13.62	99.154	1	99.154 Sqm
29	279 to 288	6.50	x	13.62	88.530	10	885.300 Sqm
30	325	8.11	x	15.09	122.380	1	122.380 Sqm
31	38				110.260	1	110.260 Sqm
32	211				141.046	1	141.046 Sqm
33	212				135.880	1	135.880 Sqm
34	289				113.699	1	113.699 Sqm
TOTAL						324	39325.875 Sqm
							5.7176508 Acres

PLOTS DELETED							
S.No.	Plot Nos	Size			Area (In Sqm)	Nos	Total Area
1	1A				114.62	1	114.62 Sqm
2	288 A & 288 B	6.500	x	13.620	88.53	2	177.06 Sqm
TOTAL						3	291.68 Sqm
							0.072 Acres

PLOTS ADDED							
S.No.	Plot Nos	Size			Area	Nos	Total Area
1	270A, 270B, 270C	7.78	x	18.90	147.042	3	441.126 Sqm
TOTAL						3	441.126 Sqm
							0.109 Acres

PLOT AREA DETAILS (BLOCK B)							
S.No.	Plot Nos	Size			Area (In Sqm)	Nos	Total Area
1	326-330	7.250	x	20.056	145.406	5	727.030 Sqm
2	331-332	9.000	x	16.100	144.9	2	289.800 Sqm
3	333-341	6.834	x	20.056	137.06	9	1233.564 Sqm
4	342-369	7.627	x	18.997	144.89	28	4056.923 Sqm
TOTAL						44	6307.3177 Sqm
							1.559 Acres

AREA UNDER GREEN PARK (BLOCK B)		
Minimum Required @7.50%	0.182	Acres
PROPOSED GREEN		
G6	0.126	Acres
G7	0.050	Acres
Total Green Area	0.176	Acres
OR	7.24	%

AREA STATEMENT			EXISTING			PROPOSED (BLOCK B)			TOTAL		
TOTAL AREA OF THE SCHEME		=	18.025	Acres	72943.931 Sqm	2.43125	Acres	9838.87 Sqm	20.456	Acres	82782.801 Sqm
AREA UNDER UD		=	0.000	Acres	0 Sqm	0.000	Acres	0 Sqm	0.000	Acres	0 Sqm
NET PLANNED AREA A - B - C + E - F		=	18.025	Acres	72943.931 Sqm	2.43125	Acres	9838.87 Sqm	20.456	Acres	82782.801 Sqm
Permissible Area Detail	Area Detail (In Acres)		EXISTING			PROPOSED (BLOCK B)			TOTAL		
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	0.721	=	0.546	Acres	3.03 %	0.000	Acres	0.00 %	0.546	Acres	2.67 %
AREA UNDER PLOTS @ 61% PERMISSIBLE	10.995	=	9.718	Acres	53.91 %	1.558	Acres	64.10 %	11.276	Acres	55.12 %
TOTAL SALEABLE AREA @ max. 65% PERMISSIBLE	11.716	=	10.263	Acres	56.94 %	1.558	Acres	64.10 %	11.822	Acres	57.79 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	1.352	=	1.358	Acres	7.53 %	0.176	Acres	7.24 %	1.534	Acres	7.50 %
AREA UNDER COMMUNITY SITE @ min. 10% PERMISSIBLE	1.802	=	1.804	Acres	10.01 %	0.243	Acres	10.00 %	2.047	Acres	10.01 %

DENSITY CALCULATION						EXISTING			PROPOSED (BLOCK B)			TOTAL		
TOTAL DENSITY						324	x	13.50	44	x	13.50	368	x	13.50
							@ Person Per Plot				Person Per Plot			Person Per Plot
						4374.00	=	18.025	594.00	+	2.43125	4968.00	=	20.456
						243	PPA	AGAINST 240 - 440 PPA PERMISSIBLE	244.32	PPA	AGAINST 240 - 440 PPA PERMISSIBLE	242.86	PPA	AGAINST 240 - 440 PPA PERMISSIBLE

PROJECT :
AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA 2016 OVER AN AREA MEASURING 2.43125 ACRES IN ADDITION TO EXISTING 18.025 ACRES LICENSE NO. 76 OF 2022 IN THE REVENUE ESTATE OF VILLAGE KHAIKA, SECTOR 4 SOHNA, DISTT. GURUGRAM DEVELOPED BY M/S GOEL & SON'S DEVELOPERS PRIVATE LIMITED IN COLLABORATION WITH M/S MEGASU INFRA PRIVATE LIMITED (LAND OWNING COMPANY).

DRAWING TITLE : DEMARCATION PLAN
(OF AREA MEASURING 2.43125 ACRES IN ADDITION TO EXISTING 18.025 ACRES)

N

SCALE :- 1 : 1000

OWNER'S SIGN
For Goel & Son's Developers Pvt. Ltd.
Auth. Signatory

ARCHITECT'S SIGN
Ar. Puneet Sharma
CA/2007/40868